

## **ARTICLE 22: SIGNS**

### **22.1 General:**

- A. All signs, as defined in Article 4 of this Ordinance, shall be measured according to the following formula:

$$\text{area} = \text{height of sign surface} \times \text{width of sign surface}$$

1. Area shall not include the length or width of the supporting post(s).
  2. The area of the sign shall include a measurement of only the visible surface. If both sides of the sign are visible, only one shall be measured. The two visible surfaces of V-shaped signs shall be considered one surface, as long as the interior angle of the sign does not exceed thirty (30) degrees. Otherwise, both visible surfaces shall be included in the measurement.
- B. All signs shall be maintained in good structural condition and shall comply with all applicable provisions of the Frederick County Building Code at all times.
- C. With the exception of Directional/Informational signs, all other signs shall be immobile, non-flashing, and shall in no way resemble traffic signals or other warning devices, and may only be lighted indirectly or from within.
- D. With the exception of traffic-related Directional/Informational signs, no sign shall project into a right-of-way.
- E. With the exception of temporary signs, signs may be located only on the property with which they are associated.
- F. A sign shall be removed when the circumstance leading to its erection is no longer valid.

### **22.2 Permitted Sign Types:**

- A. Freestanding signs
1. Shall be subject to one-half the setback requirement for the principal permitted use of the property as required in the district in which it is located, and shall be so placed as to allow clean and ample visual sight lines for access and egress points, including all rights-of ways.

2. Shall not exceed twenty-five feet (25') in height, as measured from the average grade of the site.
- B. Overhanging:
1. Shall not extend more than four feet (4') beyond the building to which it is attached.
  2. Shall not be less than nine feet (9') above sidewalk level.
- C. Sidewalk: Shall not project more than half-way into the sidewalk.
- D. Rooftop: Shall not project more than three feet (3') above the roofline of the building to which it is attached.
- E. Window/Door/Wall (Signs attached thereto)

### **22.3 Permitted Signs:**

The following signs are permitted in association with the permitted uses and authorized special exceptions of the zoning district in which the uses are located.

- A. Home occupation/resident professional office signs: Not exceeding an area of two (2) square feet, nor projecting more than one (1) foot beyond the building, one (1) non-illuminated sign is permitted for the purpose of identifying a home occupation or the office of a resident professional.
- B. Farm signs: Not exceeding an area of eight (8) square feet, one (1) sign is permitted for the purpose of displaying the name of the owner, the nature of the farm, and advertising only those products produced on the premises.
- C. Non-profit organization signs: Not exceeding an area of ten (10) square feet, and containing no commercial advertising, one (1) sign is permitted for the purpose of identifying a non-profit organization (as defined in Article 4), services available, or giving direction thereto.
- D. Institutional signs: Not exceeding a total area of fifty (50) square feet, one (1) bulletin board and one (1) sign for identification purposes are permitted on the premises of any church, school, or governmental property.
- E. Directional/informational signs: Not exceeding an area of sixteen (16) square feet, and containing no advertising, signs that are official in nature and so placed for the purpose of directing, informing, or warning the public are permitted in any zoning district.

- F. Community/Neighborhood Identification Signs: Not exceeding an area of twenty (20) square feet, and containing no commercial advertising, signs for the purpose of identifying the name of a community and placed at the entrance to that community are permitted.
- G. Commercial/industrial signs:
1. The total area for all signs for an individual commercial or industrial use shall not exceed the maximum total sign area per use for the zoning district in which it is located, as established by Table 22.1.
  2. In addition to the maximum permitted total sign area per use, one (1) free-standing sign, not exceeding an area of one-hundred fifty (150) square feet, is permitted for the purpose of advertising a shopping center, industrial park, or other integrated group of commercial buildings.
  3. Not exceeding an area of fifty (50) square feet, one sign for the purpose of identifying an industrial plant is permitted.
- H. Temporary Signs:
1. Temporary signs are permitted in any zoning district in association with a permitted temporary use. Temporary signs must be removed within ten (10) days of the conclusion of the event or commercial activity advertised.
    - a. Real estate signs: Not exceeding six (6) square feet in area, one sign is permitted for the purpose of advertising the sale or lease of the property on which the sign is displayed.
    - b. Community signs: Not exceeding one hundred (100) square feet in area, one sign is permitted for the purpose of advertising the opening of a residential subdivision or development.
    - c. Political campaign signs: Not exceeding forty (40) square feet in area, signs for the purpose of identifying candidates seeking public office and/or political issues are permitted.
    - d. Special event signs: Signs, including banners, are permitted for the purpose of advertising an event of general interest.
    - e. Commercial Signs: Not exceeding fifty (50) square feet in total area, signs for the purpose of advertising temporary commercial activity, (roadside stands, garage sales, seasonal activities) are permitted.

**Table 22.1 Maximum Total Sign Area Per Commercial or Industrial Use by Zoning District**

<b>Zoning District</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>GC</b>	<b>HS</b>	<b>I-1</b>	<b>I-2</b>	<b>OR</b>
Maximum number of total square feet per use	100	200	100	200	1,000	400	1,000	400
Percentage of gross ground floor area of principal building	4%	6%	4%	6%	8%	2%	2%	2%
Square feet of signage per linear foot of street frontage	2.0	3.0	2.0	3.0	4.0	NA	NA	NA